

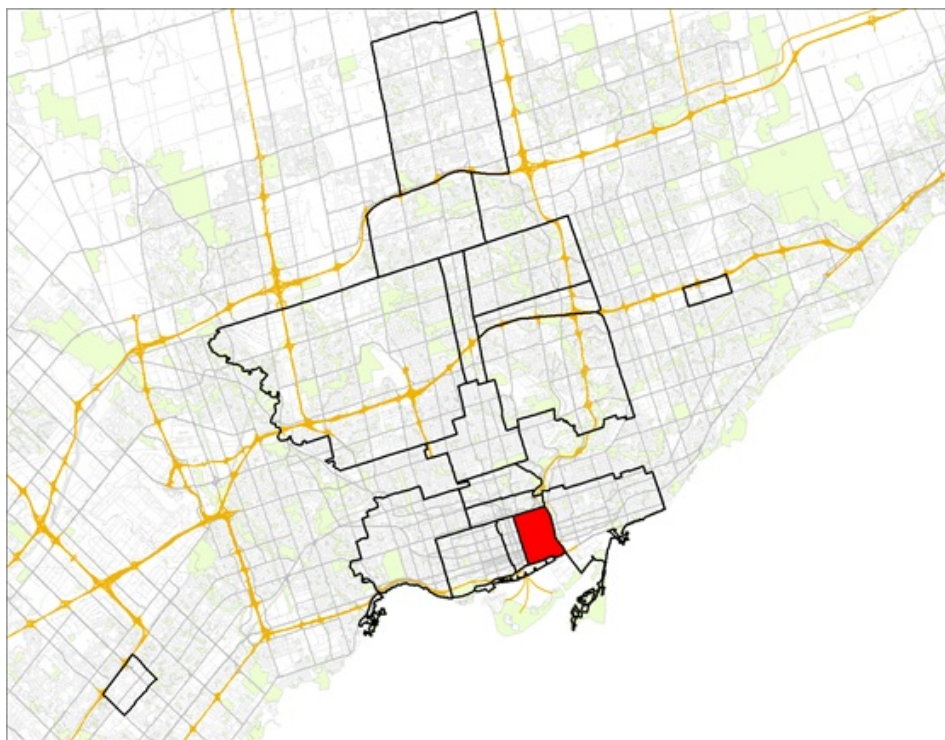


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of September 2021



Downtown East Submarket Report - September 2021



Downtown East		GTA
Active Projects	22	345
Total Units	7,812	89,461
Total Sales	6,634	78,354
Rem. Inv.	1,178	11,107
Avg. \$/SF	\$1,310	\$1,256
Avg. Project \$/SF	\$1,232	\$1,125
Avg. SF	709	922
Avg. \$	\$928,777	\$1,158,650
Current Month Sales (incl. active & sold out)	481	2,488

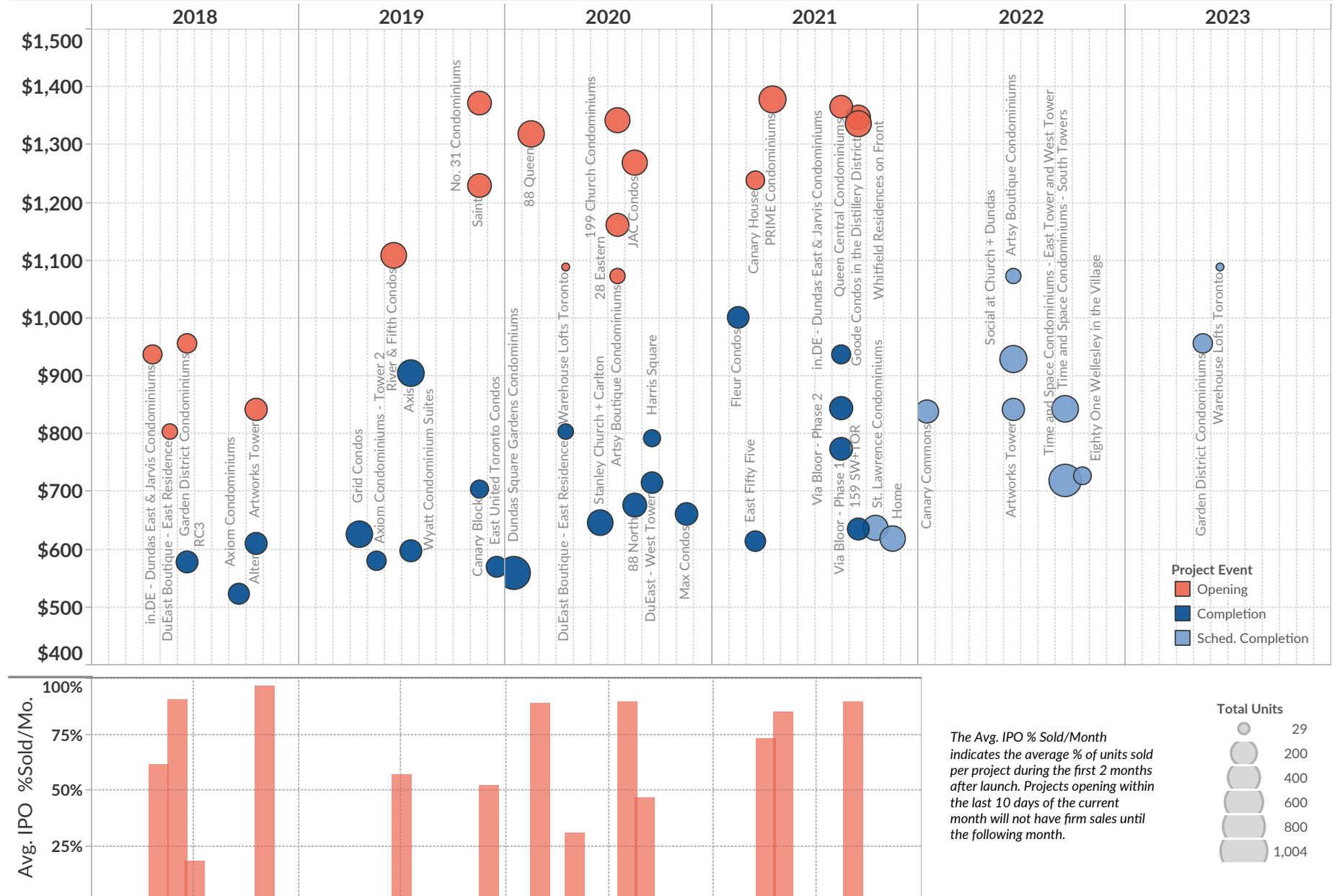
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	40	495
Total Units	15,902	268,467
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	10.2	6.9

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



Downtown East Submarket Report - September 2021

Recent Project Openings, Completions & Scheduled Completions



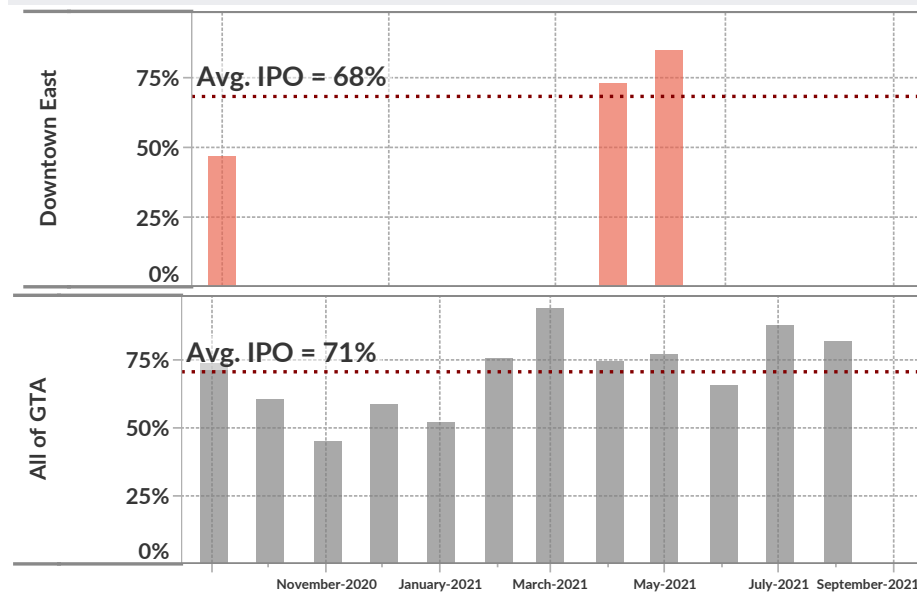
Downtown East Submarket Report - September 2021

Project Data by Unit Type

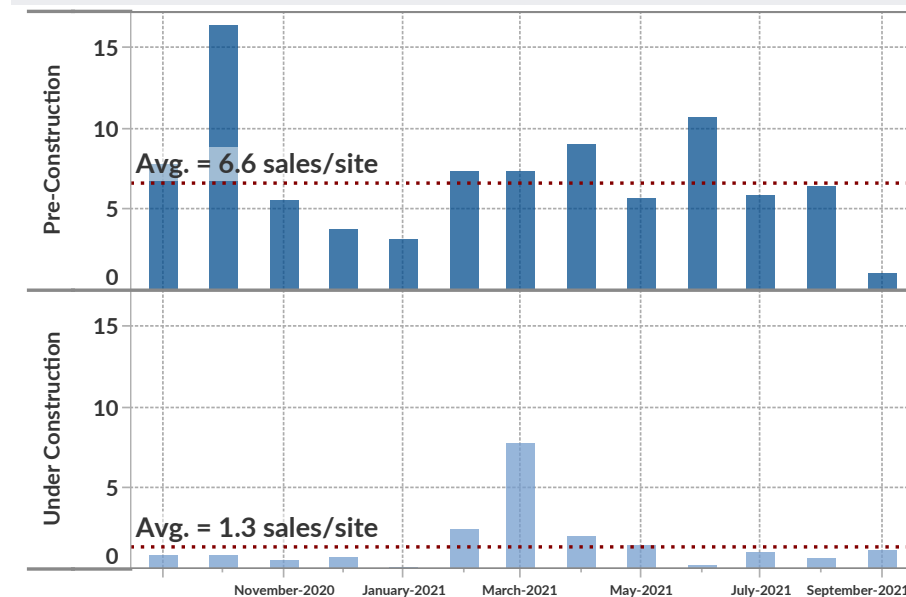
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	618	90	543	75
1 Bedroom	2,140	101	1,721	419
1 Bedroom + Den	1,781	96	1,718	63
2 Bedroom	1,949	131	1,632	317
2 Bedroom + Den	496	11	430	66
3 Bedroom & Up	797	49	576	221
Penthouse	22	0	10	12
Other	9	0	4	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,470	335	454	\$449,990	\$609,990
\$1,372	417	751	\$496,000	\$910,900
\$1,322	512	825	\$668,900	\$1,070,000
\$1,310	612	1,803	\$779,990	\$1,818,000
\$1,306	629	1,471	\$849,900	\$1,933,900
\$1,234	767	1,579	\$952,900	\$2,739,900
\$1,120	1,789	3,114	\$2,095,000	\$3,350,000
\$1,143	1,290	1,335	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

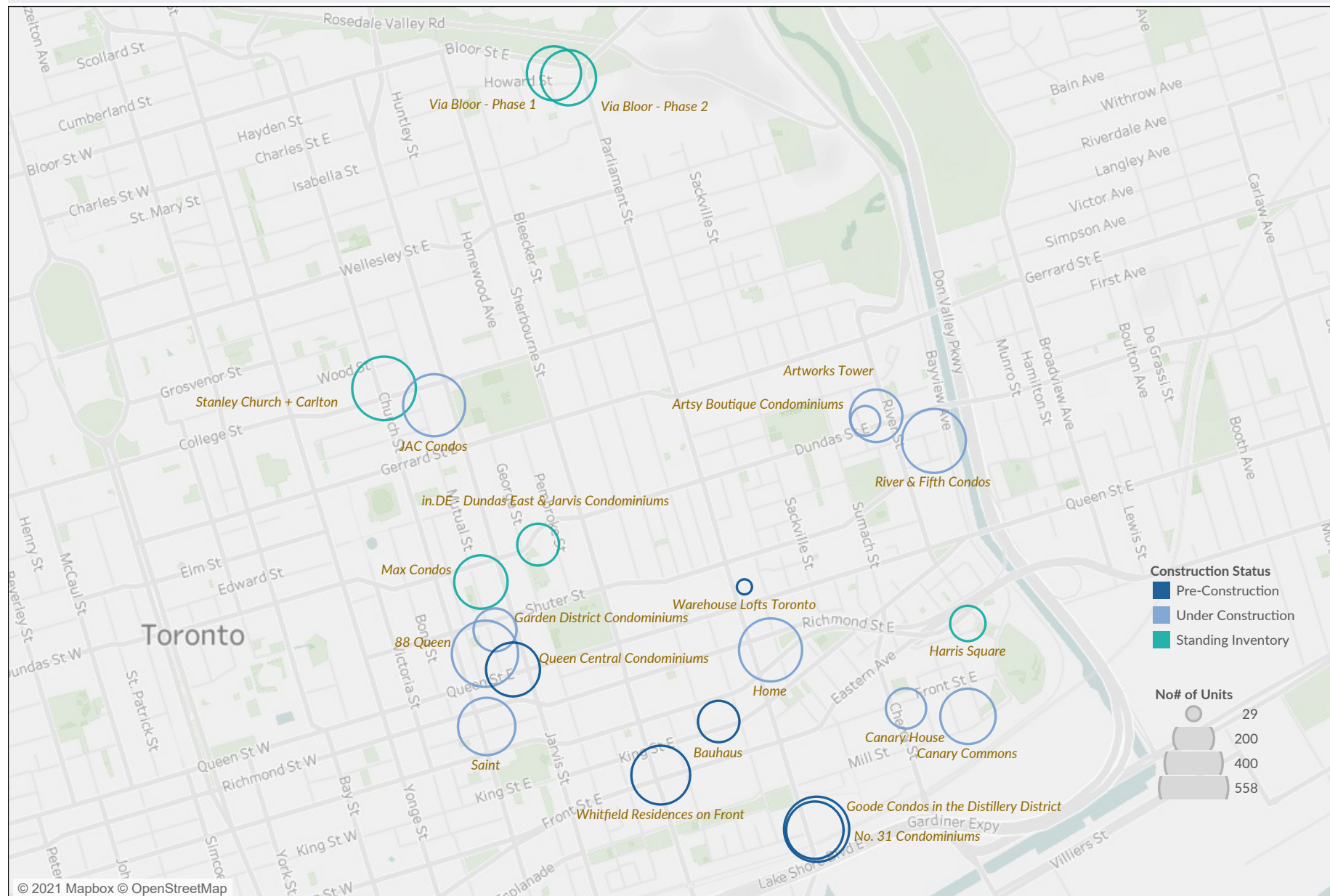


Post Launch Absorption: Downtown East



Downtown East Submarket Report - September 2021

Current Active Projects



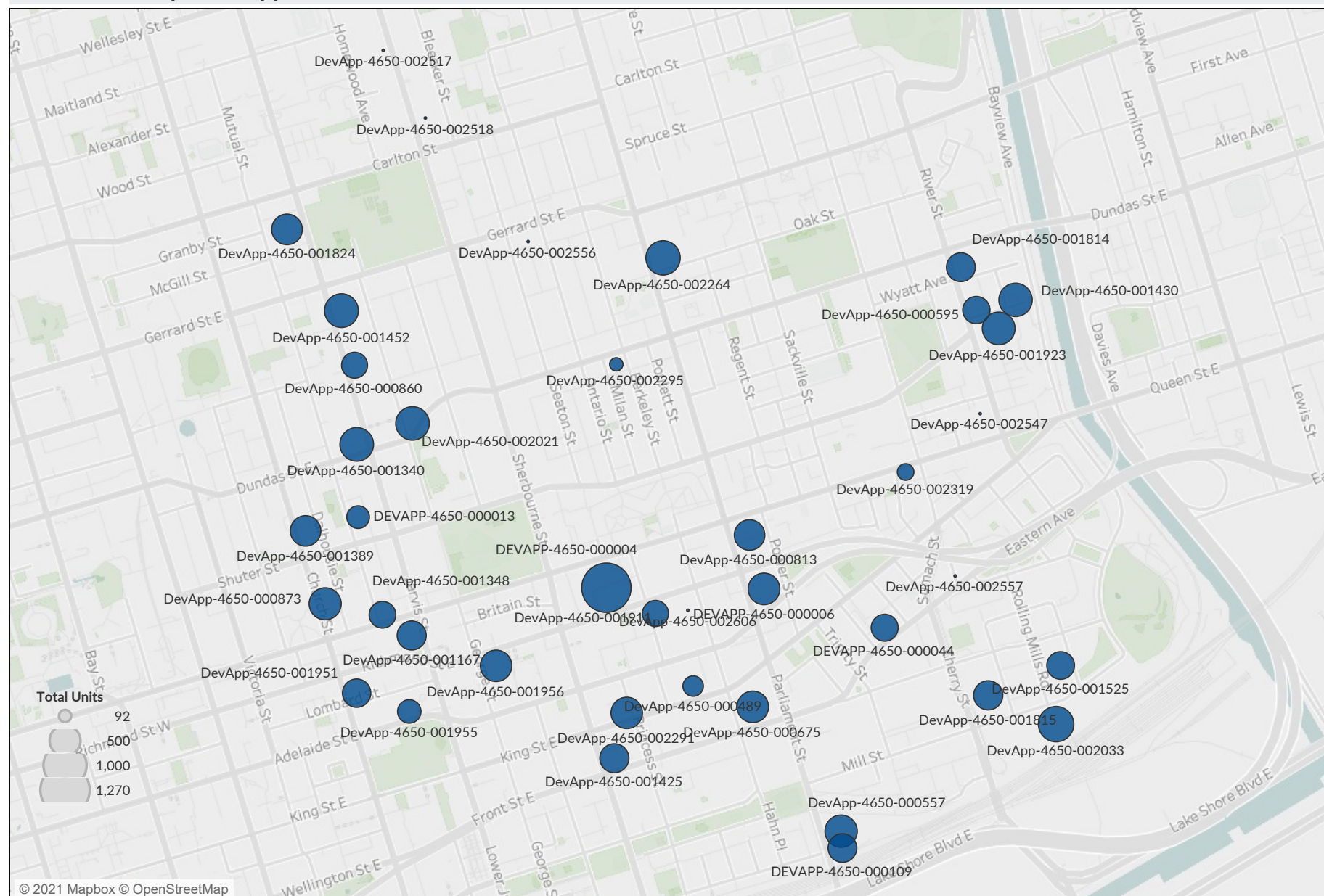
Downtown East Submarket Report - September 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
88 Queen - St. Thomas Developments Inc.	Apartment	April-2024	3	28	6	558	\$1,319	\$1,593
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June-2022	0	11	27	113	\$1,074	\$1,058
Artworks Tower - Daniels Corporation	Apartment	June-2022	0	6	8	349	\$843	\$1,062
Bauhaus - Lamb Development Corp.	Apartment	February-2025	0	36	80	218	\$0	\$1,405
Canary Commons - DREAM	Apartment	January-2022	0	7	3	389	\$839	\$1,188
Canary House - Kilmer Group and DREAM	Apartment	September-2024	3	166	40	206	\$1,239	\$1,283
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May-2023	0	5	25	235	\$957	\$1,256
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May-2025	365	365	175	540	\$1,337	\$1,302
Harris Square - Urban Capital Property Group	Apartment	September-2020	0	4	3	159	\$793	\$1,129
Home - Great Gulf and Hullmark Developments Limited	Apartment	November-2021	0	2	37	505	\$619	\$1,143
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August-2021	0	4	11	222	\$938	\$1,212
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July-2024	1	114	47	489	\$1,270	\$1,253
Max Condos - Tribute Communities	Apartment	November-2020	0	2	4	362	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May-2024	19	57	134	418	\$1,373	\$1,412
Queen Central Condominiums - Parallax Development Corpor..	Apartment	February-2025	82	331	38	369	\$1,366	\$1,276
River & Fifth Condos - Broccolini	Apartment	March-2024	0	0	30	520	\$1,109	\$1,338
Saint - Minto Developments	Apartment	April-2024	1	37	35	418	\$1,230	\$1,280
Stanley Church + Carlton - Tribute Communities	Apartment	June-2020	3	11	11	514	\$647	\$1,260
Via Bloor - Phase 1 - Tridel	Apartment	August-2021	1	2	11	372	\$775	\$1,038
Via Bloor - Phase 2 - Tridel	Apartment	August-2021	0	0	9	388	\$845	\$1,041
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	June-2023	0	3	5	29	\$1,089	\$1,085
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	May-2025	0	0	439	439	\$1,348	\$1,348

Downtown East Submarket Report - September 2021

Current Development Applications



Downtown East Submarket Report - September 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.2	1,270
DEVAPP-4650-000006	48 Power Street	9.3	520
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	268
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.1	379
DEVAPP-4650-000109	31 Parliament Street	14.8	428
DevApp-4650-000489	284 King Street East	15.6	218
DevApp-4650-000557	33 - 37 Parliament Street	10.8	542
DevApp-4650-000595	83 River Street	17.7	388
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000813	161 Parliament Street	10.4	486
DevApp-4650-000860	295 Jarvis Street	29.3	351
DevApp-4650-000873	139 Church Street	23.8	536
DevApp-4650-001167	133 Queen Street East	20.5	440
DevApp-4650-001340	202 Jarvis Street	14.4	589
DevApp-4650-001348	90 Queen Street East	23.4	369
DevApp-4650-001389	193 Church Street	21.1	484
DevApp-4650-001425	33 Sherbourne Street	16.4	439
DevApp-4650-001430	5 Defries Street	8.2	580
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	595
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.3	433
DevApp-4650-001815	409 Front Street East	4.2	443
DevApp-4650-001824	308 Jarvis Street	10.1	489
DevApp-4650-001911	75 Ontario Street	19.6	354
DevApp-4650-001923	77 River Street	8.6	558
DevApp-4650-001951	89 Church Street	29.5	418
DevApp-4650-001955	110 Adelaide Street East	19.1	287
DevApp-4650-001956	231 Richmond Street East	10.6	516
DevApp-4650-002021	218 Dundas Street East	14.5	588
DevApp-4650-002033	125R Mill Street	11.3	654
DevApp-4650-002264	365 Parliament Street	5.7	614
DevApp-4650-002291	236 King Street East	17.2	514
DevApp-4650-002295	401 Dundas Street East	5.3	92
DevApp-4650-002319	471 Queen Street East	11.1	143
DevApp-4650-002517	422 Sherbourne Street		
DevApp-4650-002518	383 Sherbourne Street		
DevApp-4650-002547	28 River Street		
DevApp-4650-002556	227 Gerrard Street East		
DevApp-4650-002557	1 Sumach Street		
DevApp-4650-002606	102 Berkeley Street		

Downtown East Submarket Report - September 2021

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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